PUBLIC NOTICE OF A MEETING OF THE CITY COUNCIL OF PLEASANT VIEW CITY, UTAH July 14, 2015

Public Notice is hereby given that the City Council of Pleasant View, Utah will hold a Public Meeting in the city office at 520 West Elberta Dr. in Pleasant View, Utah on Tuesday, July 14, 2015, commencing at 6:00 P.M.

The agenda consists of the following:

Pledge of Allegiance: Toby Mileski

Opening Prayer, Reading or Expression of Thought: Toby Mileski

Comments/Questions for the Mayor & Council for items not on the agenda (public) Consent Items:

- Minutes of June 23, 2015 (open and closed)
- Consideration and Possible Approval of FSP 15-018, a request by Rory and Janet Rich, for an amended plat, Circle View Subdivision, 1st Amended, for the purposes of adjusting a rear property line of Lot 1 in Circle View Subdivision (TIN: 16-062-0001) for the inclusion of approximately 17,352 square feet of property from an adjacent parcel (TIN: 16-014-0027). Both properties lie in the in the RE-20 (Single-Family Residential, 20,000 SF minimum) zoning district.

Business:

- 6:10 P.M. 1. Award the 2015 Street Maintenance Projects bid to Staker Parson Companies. (Presenter: Jay Palmer)
- 6:20 P.M. 2. Discussion and approval of purchasing two police vehicles in the amount not to exceed \$61,372. (Presenter: Chief Hadley)
- 6:30 P.M. 3. Discussion and possible action on an extension for final plat approval of **FSP 14-017**, Jensen Estates, Phase 1, a single-family residential subdivision located south of 3200 North road alignment and east of 1000 West (TINs: 17-062-0003, 17-062-0004, and 17-062-0005), which property lies in the RE-15 Zone. (*Presenter: Valerie Claussen*)
- 6:40 P.M. 4. Discussion and Possible Action on the Pleasant View City west-end Walking Path progress, and possible project schedule alternatives. (*Presenter: Valerie Claussen*)
- 7:00 P.M. 5. Discussion and Possible Action on **FSP 13-049** Harris Hills, Phase 2 for final plat approval of an eight lot single-family residential subdivision located in the vicinity of 1100 West and 4150 North, which property lies in the RE-20 zoning district. (*Presenter: Valerie Claussen*)
- 7:20 P.M. 6. Closed Meeting.
 - 7. Action items from closed meeting.

Other Business Adjournment

The City Council at their discretion may change the order and times of the agenda items.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Pleasant View City Office at 801-782-8529, at least 24 hours prior to the meeting.

City Council
July 14, 2015

Please Sign Roll: Shannon L Pitman Terrie Stephenson Alage Davis Hatel Davis Sylliel Gassay Jones

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF PLEASANT VIEW CITY, UTAH

June 23, 2015

The public meeting was held in the city office at 520 West Elberta Dr. in Pleasant View, Utah, commencing at 6:00 P.M.

MAYOR:

Toby Mileski

COUNCILMEMBERS:

Scott Boehme Jerry Burns

Michael Humphreys

Steve Gibson Tony Pitman

STAFF:

Melinda Greenwood

Laurie Hellstrom

Ryon Hadley

VISITORS:

Terrie Stephenson

Valerie Claussen

Ryan Barker

Jeff Hill
Cookie Cottle

Eldon Cottle Abraham Harris

Erick Pitman

Pledge of Allegiance: Abraham Harris

Opening Prayer, Reading or Expression of Thought: Jerry Burns

Comments/Questions for the Mayor & Council for items not on the agenda.

<u>Eldon Cottle</u> thanked the council for their support in getting Pickleball in Pleasant View City and presented each of them with a pickleball paddle and ball.

Consent Items:

Motion was made by <u>CM Boehme</u> to approve the consent items (minutes of June 9, 2015 and June 17, 2015 and the bills of Pleasant View City). 2nd by <u>CM Burns</u>. Voting Aye: CM Boehme, CM Burns, CM Gibson, CM Pitman and CM Humphreys. Motion passed 5-0.

1. Discussion and possible action to adopting Resolution 2015-F, a resolution supporting the North View Fire District's recommendation of a temporary restriction on fireworks and open fires. (Presenter: Ryan Barker)

Motion was made by <u>CM Pitman</u> to adopt Resolution 2015-F, a resolution supporting the North View Fire District's recommendation of a temporary restriction on fireworks and open fires. 2nd by <u>CM Humphreys</u>. Roll call vote. Voting Aye: CM Boehme, CM Burns, CM Gibson, CM Pitman and CM Humphreys. Motion passed 5-0.

2. Discussion and possible action to adopt Resolution 2015-G, a resolution establishing the City's GRAMA policy. (*Presenter: Laurie Hellstrom*)

Motion was made by <u>CM Burns</u> to adopt Resolution 2015-G, a resolution establishing the City's GRAMA policy. 2nd by <u>CM Boehme</u>. Roll call vote. Voting Aye: CM Boehme, CM Burns, CM Gibson, CM Pitman and CM Humphreys. Motion passed 5-0.

3. Discussion and possible action to adopt Resolution 2015-H, a resolution authorizing the employer 'pick-up' election of employee retirement contributions. (*Presenter: Laurie Hellstrom*)

Motion was made by <u>CM Burns</u> to adopt Resolution 2015- H, a resolution authorizing the employer 'pick-up' election of employee retirement contributions. 2nd by <u>CM Boehme</u>. Roll call vote. Voting Aye: CM Boehme, CM Burns, CM Gibson, CM Pitman and CM Humphreys. Motion passed 5-0.

4. Discussion and possible action to adopt a Proclamation declaring Independents Week in Pleasant View City in support of the locally owned businesses in the community and in the State of Utah. (Presenter: Mayor Mileski)

Motion was made by <u>CM Pitman</u> to adopt a <u>Proclamation</u> declaring Independents Week in Pleasant View City in support of the locally owned businesses in the community and in the State of Utah. 2nd by <u>CM Boehme</u>. Voting Aye: <u>CM Boehme</u>, <u>CM Burns</u>, <u>CM Gibson</u>, <u>CM Pitman and CM Humphreys</u>. Motion passed 5-0.

5. Discussion and possible action on awarding the janitorial services contract for the city office and the public works building. (Presenter: Valerie Claussen)

<u>Valerie Claussen</u>: we received three bids. ABM's bid is within the budget. They will start as soon as possible.

Motion was made by <u>CM Boehme</u> to award the janitorial services contract to ABM. 2nd by <u>CM Burns</u>. Voting Aye: CM Boehme, CM Burns, CM Gibson, CM Pitman and CM Humphreys. Motion passed 5-0.

6. Discussion and possible action on awarding the Water System Analysis and Feasibility Study contract for connection to a new water source. (*Presenter: Valerie Claussen*)

<u>Valerie Claussen</u>: we received three bids. Sunrise Engineering responded to each request and is a good fit. They will start as soon as possible.

Motion was made by <u>CM Burns</u> to award the Water System Analysis and Feasibility Study contract for connection to a new water source to Sunrise Engineering. 2nd by <u>CM Gibson</u>. Voting Aye: CM Boehme, CM Burns, CM Gibson, CM Pitman and CM Humphreys. Motion passed 5-0.

7. Discussion and presentation of final report on repairs to the CERT House. (Presenter: Melinda Greenwood)

<u>Melinda Greenwood</u> summarized the work done on the CERT house. There was no lead paint but some asbestos.

8. Closed Meeting.

Motion was made by <u>CM Boehme</u> to go into a closed meeting for threatened and pending litigation. 2nd by <u>CM Burns</u>. Roll call vote. Voting Aye: CM Boehme, CM Burns, CM Gibson, CM Pitman and CM Humphreys. Motion passed 5-0.

Minutes of the closed meeting are protected records and are filed separately. Motion was made by <u>CM Gibson</u> to end the closed meeting. 2nd by <u>CM Burns</u>. Roll call vote. Voting Aye: CM Boehme, CM Burns, CM Gibson, CM Pitman and CM Humphreys. Motion passed 5-0.

9. Action items from the closed meeting.

No action taken.

OTHER BUSINESS:

Melinda Greenwood: I would like to compliment CM Burns for the signs at Shady Lane Park. We had the shop's parking lot project preconstruction meeting and they will be starting July 6th and will end the end of August. The well should be finished mid-August.

Founders Day Celebration was discussed.

<u>CM Pitman</u>: the Senior Center has discount tickets to Chuck-A-Rama for a dollar which they will keep. The Chuck-A-Rama tickets are a 20% discount card with the 11th meal free.

<u>CM Burns</u>: Larry Crouch is our Grand Marshal and a very humble man. He is a bus driver here in the city and before every school year he meets with every child that will be riding on his bus.

<u>Valerie Claussen</u>: there is a joint meeting with Farr West on July 9th. Stone Meat is seeking an expansion and there will be an amendment for the Circle View Subdivision.

<u>Mayor Mileski</u>. Officer McKenzie took pizza to the boy's home. One of the boys stated that he have never met a cool cop until now. The outcome from the Randy Marriot water protest is: he can't use the water for a secondary water system, the water has to be metered, they can't use the water if the water goes below the high mark of the Weber River, and it can't be used for a storage area. Randy Marriott has 20 days to file a response.

Adjournment: 7:53 P.M.



City Council STAFF REPORT

AGENDA ITEM
Consent

TO: Honorable Mayor and City Council

FROM: Valerie Claussen, MPA, AICP

Assistant City Administrator

vclaussen@pleasantviewcity.com or (801) 827-0468

MEETING DATE: July 14, 2015

SUBJECT: Consideration and Possible Approval of FSP 15-018, a request by Rory

and Janet Rich, for an amended plat, Circle View Subdivision, 1st Amended, for the purposes of adjusting a rear property line of Lot 1 in Circle View Subdivision (TIN: 16-062-0001) for the inclusion of approximately 17,352 square feet of property from an adjacent parcel (TIN: 16-014-0027). Both properties lie in the in the RE-20 (Single-Family

Residential, 20,000 SF minimum) zoning district.

RECOMMENDATION

Move to **approve as conditioned**, Circle View, 1st Amendment, based on the discussion and findings provided in the Staff Report.

PROJECT SUMMARY

	Project Information
Project Name	Circle View, 1 st Amendment
Site Location	1144 W. Fallow Way
Tax ID Number	16-062-0001 & 16-014-0027
Applicant	Rory Rich
Owner	Rory Rich and Denise Moore
Proposed Actions	Amended Plat
Current Zoning	RE-20 (20,000 SF lot minimum)
Land Use Classification	Low Density Residential
Lot 1-A	0.898 acres (39,132 SF)
Remainder Parcel	0.769 acres (33,488 SF)

ANALYSIS

Planning Commission

Planning Commission heard this item at their July 9, 2015 Commission Meeting and recommended approval of the request, as conditioned.

Background

The request is for an amended Final Plat for Circle View Subdivision for the purposes of increasing the lot size from 0.50 acres to 0.898 acres, by adjusting the rear property lot line of the adjacent parcel. The remainder parcel will still consist of 0.769 acres (See Attachment 1: Circle View, 1st Amendment).

General Plan and Zoning

The parcel is master planned Low Density Residential. The subject parcel is zoned RE-20, a minimum lot size of 20,000 square feet is required. The proposed parcels meet minimum lot size requirements in the RE-20 zoning district. The proposed amendment is consistent with both the City's General Plan and Zoning.

Amended Plat Approval

The final plat will receive final review by Engineering and a mylar will be prepared for signatures and recordation with the County.

Public Comment

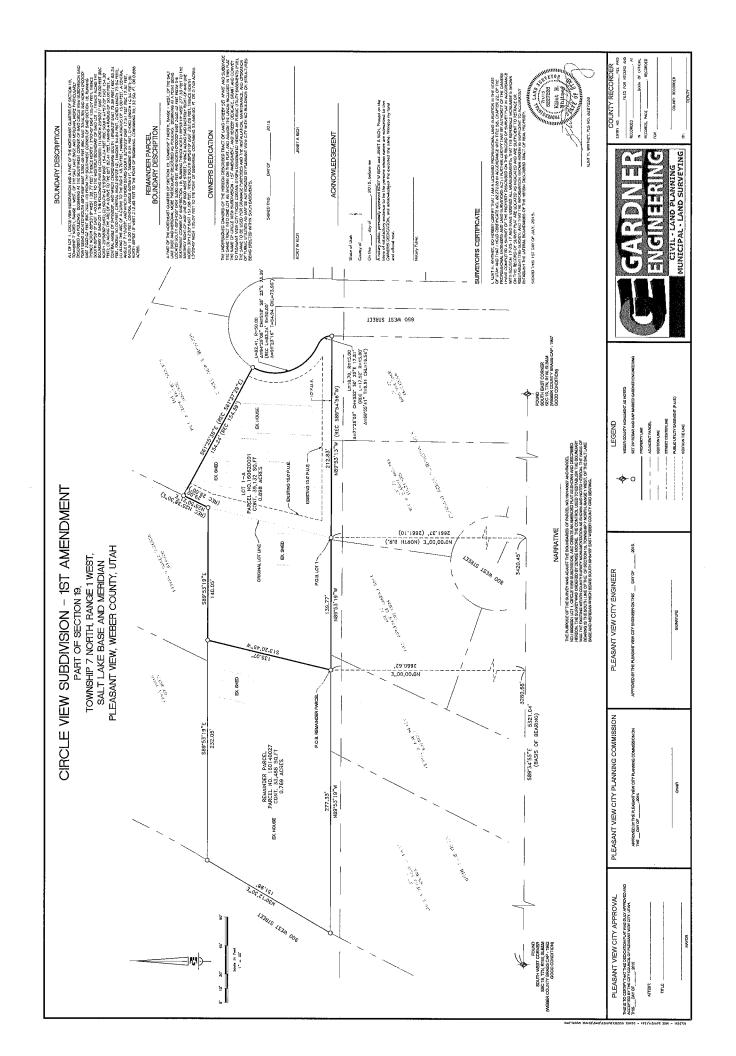
No public comment has been received to date.

CONDITIONS OF APPROVAL

1) The comments generated from the Engineering Review Memo shall be addressed.

ATTACHMENTS

- A) Circle View—1st Amendment
- B) Engineering Review Memo, dated July 9, 2015





CONSULTING ENGINEERS

MEMORANDUM

TO:

Valerie Claussen, MPA, AICP - Pleasant View City Planner

FROM:

Brandon K. Jones, P.E.

Pleasant View City Engineer

Jones and Associates Consulting Engineers

CC:

Melinda Greenwood - Pleasant View City Administrator

RE:

CIRCLE VIEW SUBDIVISION – 1ST AMENDMENT

Review Memo

Date:

July 9, 2015

Our office has completed a review of the submitted plat entitled "Circle View Subdivision -1^{st} Amendment," stamped on July 1, 2015. The following are our comments and recommendations:

- 1. Although Denise Moore's property (owner of the remainder parcel) does not currently have any easements on it, and she is not dedicating any easements to Pleasant View City by virtue of this plat; because her property is currently inside the subdivision boundary, it's our understanding that she would need to sign the plat as an owner along with Rory and Janet Rich. The additional acknowledgement notarizing her signature would also need to be added.
- 2. It might also be of value to label the current owners of Lot 1-A and the remainder parcel, since all of the adjacent owners are labeled.

Should you have any questions, please let us know.

Memo

To: Mayor Mileski & City Council Members

From: Jay Palmer, Public Works Director

CC: Melinda Greenwood - City Administrator, Laurie Hellstrom - City

Recorder

Date: July 13, 2015

Re: 2015 Road Maintenance Projects



The following are a list of roads and what treatments they will receive on the 2015 Road Maintenance project:

800 W from 3500 N to 3650 N will be rotomilled and a 2" overlay with some curb & gutter replacement;

3650 N from 800 W to 900 W will be rotomilled and a 2" overlay with some curb & gutter replacement;

3750 N from 500 W to 650 W will be rotomilled and a 2 1/2" overlay;

600 W from 3650 N to 3750 N will be rotomilled and a 2 1/2" overlay;

1100 W from 3800 N to 4000 N will be rotomilled and a 2 1/2" overlay:

4300 N from 500 W to 900 W will be rotomilled and a 3" overlay;

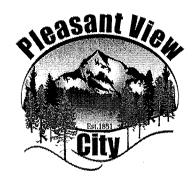
500 W from 4125 N to 4300 N will be rotomilled and a 3" overlay.

If for some reason there is overrun in cost for the project and a road must be eliminated 500 W from 4125 N to 4300 N will be dropped until the next road project.

The following roads will receive patch work:

3975 N 500 W the deteriorated intersection will be cut out, removed and repaved; 350 W 4300 N the deteriorated intersection will be cut out, removed and repaved; 2550 N from 600 W to Hillsborough Dr. will have occasional skin patching in deteriorated sections of roadway.

I concur with the memo dated July 9, 2015 from Brandon Jones with Jones and Associates, that the council award the project according to the Memo.





CONSULTING ENGINEERS

MEMORANDUM

TO:

Pleasant View City Mayor and City Council

FROM:

Brandon K. Jones, P.E.

Pleasant View City Engineer / / Manlim

CC:

Melinda Brimhall – Pleasant View City Administrator

RE:

2015 STREET MAINTENANCE PROJECTS

Date:

July 9, 2015

Today, on July 9, 2015 at 2:00 pm., bids were opened for the 2015 STREET MAINTENANCE PROJECTS. Four bids were received. The results of the bidding are shown on the enclosed Summary of Proposals Received. We have checked the bids and found no errors.

We have reviewed all bids and recommend that the council award the project to STAKER & PARSON COMPANIES, based upon their experience in doing similar work, their good references (including previous work performed for Pleasant View City) and their low bid of \$322,292.60 (see attached Summary of Proposals Received). We feel that these prices are competitive and it would be a wise use of city funds to complete the project at this time.

If the Council agrees with this recommendation, please pass a motion accepting the bid and awarding the project to STAKER & PARSON COMPANIES with their bid of \$322,292.60. Please sign the Contract Agreements and the Notices of Award and return them to our office. We will deliver the documents to the contractor for their signature. In addition to the signed Notice of Award and Contract Agreement, the Contractor is also responsible to submit the following within 10 days:

- 1. Performance Bond
- 2. Payment Bond
- 3. Insurance Certificates

When these documents have been received, we will schedule a Preconstruction Conference. At this conference we will issue a Notice to Proceed and discuss the construction details with the contractor prior to beginning the work. The contractor has until September 30, 2015 following Notice to Proceed to complete the work.

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BID OPENING DATE: July 9, 2015 TIME: 2:00 pm PLACE: Pleasant View Ct	
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				ENGINEER	ENGINEER'S ESTIMATE	STAKER	STAKER & PARSON	ADVANC	ADVANCED PAVING	GRANITEC	GRANITE CONSTRUCTION
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ITEM	DESCRIPTION	QUA.	UNIT	UNIT	TOTAL	UNIT	TOTAL	UNIT PRICE	TOTAL	UNIT	TOTAL
-	Pre-lower water valves prior to street milling and or pulverizing.	15	eg	\$200.00	\$3,000.00	\$200.00	\$3,000.00	\$195.00	\$2,925.00	\$225.00	\$3,375.00
7	Pre-lower manholes prior to street milling and or pulverizing.	24	ea	\$300.00	\$7,200.00	\$290.00	\$6,960.00	\$310.00	\$7,440.00	\$325.00	\$7,800.00
ო	Pre-lower survey monument prior to street milling and or pulverizing.	~	ea	\$250,00	\$250.00	\$270.00	\$270.00	\$195.00	\$195.00	\$300.00	\$300.00
4	Pothole repair (small areas): includes sawcut, removal of asphalt, compaction of roadbase and filling with asphalt.	1,000	st	\$3.00	\$3,000.00	\$2.80	\$2,800.00	\$2.90	\$2,900.00	\$3.25	\$3,250.00
ιΩ	Street edge milling along edge of curb and gutter 7 foot wide (1 1/2" depth at edge). Includes disposal of millings.	4,151	ss	\$2.25	\$9,339.75	\$1.50	\$6,226.50	\$1.60	\$6,641.60	\$2.00	\$8,302.00
ø	Street milling complete width of the road (1 1/2" below lip of curb). Includes disposal of millings.	3,604	ńs	\$2.50	\$9,010.00	\$1.50	\$5,406.00	\$185	\$6,667.40	\$3.50	\$12,614.00
7	Pulverize asphalt road, fine grade and haul away excess material.	5,678	śs	\$3.50	\$19,873.00	\$3.35	\$19,021.30	\$2.20	\$12,491.60	\$3:00	\$17,034.00
œ	Remove and replace 30" curb and gutter	260	±	\$35.00	\$9,100.00	\$31.65	\$8,229.00	\$34.00	\$8,840.00	\$48.00	\$12,480.00
თ	Furnish and install Geotextile Overlay Fabric w/ AC-10 tack coat.	19,472	Śs	\$1.50	\$29,208.00	\$1.30	\$25,313.60	\$1.10	\$21,419.20	\$0.75	\$14,604.00
10	Furnish and install 3" Bituminous surface course (UDOT ½" Gradation – AC-10).	2,520	ton	\$65.00	\$163,800.00	\$56.00	\$141,120.00	\$63.00	\$158,760.00	\$63.00	\$158,760.00
	Furnish and install 2" Bituminous surface course overlay (UDOT ½" Gradation – AC-10).	1,060	ton	\$65.00	\$68,900.00	\$56.00	\$59,360.00	\$63.00	\$66,780.00	\$68.50	\$72,610.00
12	Raise water valve box to grade with a concrete collar.	19	ea	\$300.00	\$5,700.00	\$280.00	\$5,320.00	\$330.00	\$6,270.00	\$315.00	\$5,985.00
13	Raise manhole to grade with concrete collar.	23	ea	\$400.00	\$9,200.00	\$370.00	\$8,510.00	\$440.00	\$10,120.00	\$420.00	\$9,660.00
4	Raise survey monument to grade with concrete collar.	_	ea	\$350.00	\$350.00	\$540.00	\$540.00	\$330.00	\$330.00	\$600.00	\$600.00
72	Asphalt patch: Sawcut asphalt, removal and disposal of asphalt, and installation of asphalt (3" thick). Roadbase bid as a separate item.	3,168	<u>ج</u>	\$2.75	\$8,712.00	\$2.15	\$6,811.20	\$2.90	\$9,187.20	\$2.25	\$7,128.00

\$362,732.00		\$349,467.00		\$322,292.60		\$371,182.75			44	TOTAL (Items 1 - 32)	
										varies). Includes excavation, removal and disposal of unsuitable material and compaction.	
\$4.830.00	\$21.00	\$6,900.00	\$30.00	\$4.715.00	\$20.50	\$4,140.00	\$18.00	<u>5</u>	230	City streets Furnish and install roadbase material (depth	
TOTAL	PRICE	TOTAL	PRICE	TOTAL	PRICE	TOTAL	PRICE	QUA. UNIT	QUA.	DESCRIPTION	ITEM
	1		41.141.1		- T.C. L. Freeze		1				
GRANITE CONSTRUCTION COMPANY	GRANIT	ADVANCED PAVING AND CONSTRUCTION	ADVA AND C	- 1 ~ STAKER & PARSON COMPANIES	STAKE	VEER'S ESTIMATE	ENGINE				
Onsulting Engineers	JONE			IVED	AL'S RECE poration nce Project	ARY OF PROPOSAL'S RECEIVED leasant View City Corporation 2015 Street Maintenance Project	SUMMAR Client: Plea Project: 20			BID OPENING DATE: July 9, 2015 TIME: 2:00 pm PLACE: Pleasant View Cty	BIDAT DAT TIME PLA

Project Engineer () Jamelin D. Gray

Total Bid \$393,502.25

Bidder ~ 4~ POST ASPHALT PAVING

7-9-15

Page 2 of 2

PLEASANT VIEW POLICE DEPARTMENT

520 West Elberta Drive Pleasant View, Utah 84414

Ryon M. Hadley Chief of Police Phone (801) 782-6736 Fax (801) 782-2058

Pleasant View Police vehicle purchase options

#1.	2015 Ford F150 XLT package	\$30,686.00 X2	
	Total	\$61,372.00	*
#2.	2015 Ford F150 XLT package	\$30,686.00	
	2015 Ford Taurus AWD	\$25,726.00	
	Total	\$56,412.00	*
#3.	2015 Ford Tauaus AWD	\$25,726.00 X2	
	Total	\$51,452.00	
•	• Sticker price 2015 Ford F-150 pickup % savings over retail sticker		
•	• Sticker price 2015 Ford Taurus AWD % savings over retail sticker		



City Council STAFF REPORT

AGENDA ITEM

3

TO:

Honorable Mayor and City Council

FROM:

Valerie Claussen, MPA, AICP Assistant City Administrator

vclaussen@pleasantviewcity.com or (801) 827-0468

MEETING DATE:

July 14, 2015

SUBJECT:

Discussion and possible action on an extension for final plat approval of **FSP 14-017**, Jensen Estates, Phase 1, a single-family residential subdivision located south of 3200 North road alignment and east of 1000 West (TINs: 17-062-0003, 17-062-0004, and 17-062-0005), which

property lies in the RE-15 Zone.

RECOMMENDATION

Move to approve a one year extension for final plat approval of Jensen Estates, Phase 1 to an expiration date of July 8, 2016.

BACKGROUND

Jensen Estates preliminary plat was approved by City Council on April 22, 2014 for 18 lots. Phase 1, which consists of 15 single family residential lots and one parcel for a detention pond, was originally approved July 8, 2014 by the City Council (See Attachment A: Jensen Estates, Phase 1). The applicant is requesting a one year extension and indicates there has been substantial progress made with the items that were necessary to address prior to final plat recordation (See Attachment B: Applicant Extension Request) including negotiations and coordination with Weber School District for property along the 3200 North street alignment.

Final plat recordation cannot occur until the remaining Conditions of Approval are met and the other requirements set forth in Chapter 17.08 of the City Code. Under City Code Section 17.08.040 extensions can be granted for only one year or less. After the expiration of an extension, the project would be subject to starting over with submittals for preliminary plat approval. Also, the proposal would be subject to current ordinances in place at the time of submittal¹.

¹ Specifically the Adequate Public Facilities Ordinance would apply, and the subdivision would have to obtain a positive adequacy determination before proceeding to preliminary plat. Because the original application was vested under City Code in place prior to July 22, 2014 the applicant does not have to obtain an adequacy determination at this time.

What does a one-year extension mean?

The extension means that the Final Plat for Jensen Estates, Phase 1 must be recorded no later than July 8, 2016. With this extension, final plat approval timeframes for Phase 2 are also affected. An application must be submitted and City Council approval obtained prior to July 8, 2017 for the second phase². The applicant has a year from the date of final plat approval of Phase 2 to record this final phase of the development³.

ATTACHMENT

- A) Jensen Estates Ph 1, dated July 8, 2014
- B) Applicant Extension Request

² The submittal and approval of the application of a final plat application must be completed *prior* to the expiration date. Should this not occur, then it is subject to expiration. Applicants are strongly encouraged to submit not less than six weeks prior to expiration to ensure timely processing.

With the current schedule, it can be assumed that the recordation of Jensen Estate, Phase 2 Plat would have to occur no later than July 8, 2017, unless a one year extension is requested and granted, at which time the project would expire July 8, 2018, with no further extensions available.



City Council STAFF REPORT

AGENDA ITEM

Consent

TO:

Honorable Mayor and City Council

FROM:

Valerie Claussen, MPA, AICP Assistant City Administrator

vclaussen@pleasantviewcity.com or (801) 827-0468

MEETING DATE:

July 8, 2014

SUBJECT:

Consideration and possible approval of FSP 14-017, a request by Roger Jensen for final plat approval of Jensen Estates, an 18-lot single-family residential subdivision consisting of 11.13 acres, located south of 3200 North road alignment and east of 1000 West (TINs: 17-062-0003, 17-062-0004, and 17-062-0005). The property

lies in the RE- 15 Zone.

RECOMMENDATION

Approve the final plat for FSP 14-017, Jensen Estates, Phase 1 based on the discussions and findings of the Staff Report, and authorize the Mayor's signature to any necessary documents.

BACKGROUND

Jensen Estates preliminary plat was approved by City Council on April 22, 2014. Phase 1 is being brought forward for final plat approval, which consists of 15 single family residential lots and one parcel for a detention pond (See Attachment A). This phase also will include the completed road improvements of 3100 North and 950 West. The 3200 North connection to the adjacent subdivision directly to the east will also be completed.

The conditions of approval placed on the project for Phase 1 have been met. This includes the following:

Fencing Plan: A fencing plan was included in the construction documents that specify the locations of the new proposed fencing and the removal of existing. Some of the final details will continue to be coordinated with the adjacent property owners (because in some instances, private arrangements are being agreed upon between the applicant and adjacent property owner).

- 3200 North Access: A 4 foot chain link fence is proposed to limit access where the road improvements of 3200 North end.
- Entry Monument Feature: The entry monument feature is specifically delineated to be the responsibility of the subdivision homeowners, and will not be the City's to maintain.

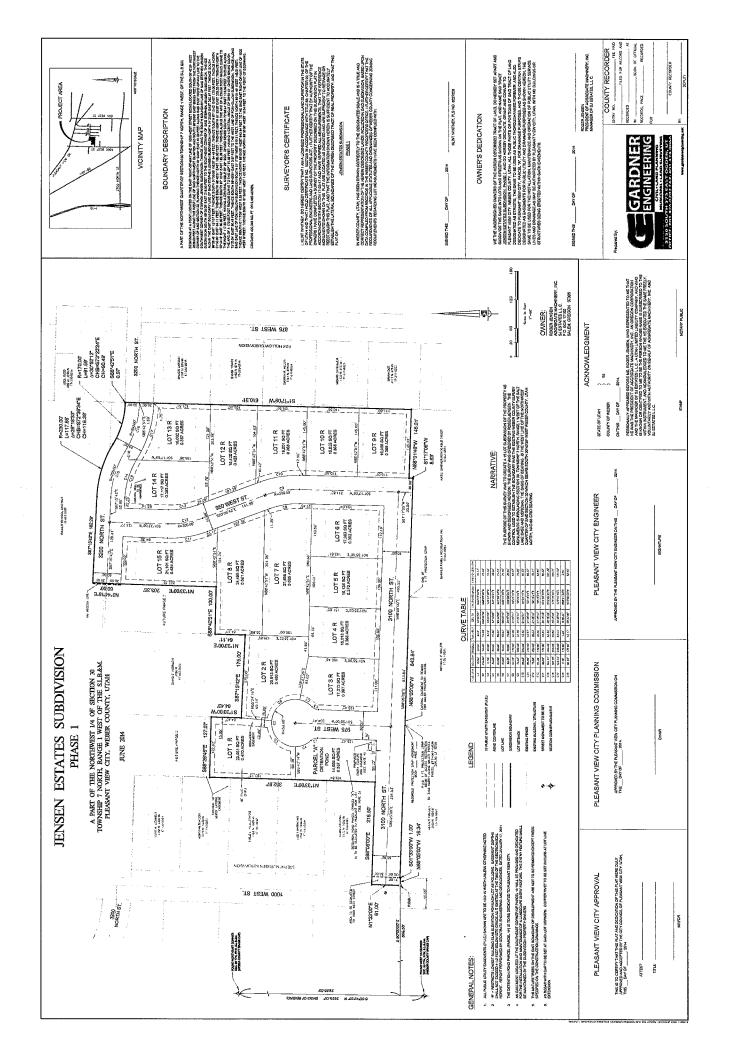
Other items that will be completed prior to recordation, in addition to what was identified in the Engineering review (See Attachment B: Engineering Review Memo):

- Approved engineer's estimate and executed escrow agreement
- Executed protection strip agreement
- Approved engineer's estimate
- Pine View Water District final approval

Final plat recordation will not occur until the remaining Conditions of Approval are met (See Attachment C, Notice of Decision, dated May 1, 2014), and the other requirements set forth in Chapter 17.08 of the City Code. This Final Plat approval will also authorize the mayor's signature to any necessary documents related to this project including, but not limited to, Escrow Agreements, Protection Strip Agreements and plats.

ATTACHMENT

- A) Jensen Estates, Phase 1 Final Plat
- B) Engineering Review Memo, dated June 25, 2014
- C) Notice of Decision, dated May 1, 2014





CONSULTING ENGINEERS

MEMORANDUM

TO:

Valerie Claussen, MPA, AICP – Pleasant View City Planner

FROM:

Brandon K. Jones, P.E.

Pleasant View City Engineer

Jones and Associates Consulting Engineers

CC:

Melinda Greenwood – Pleasant View City Administrator

Gardner Engineering

RE:

JENSEN ESTATES SUBDIVISION PHASE 1

Final Review Memo

Date:

June 25, 2014

Our office has completed a review of the plans for the Jensen Estates Subdivision Phase 1, dated June 18, 2014. The following are our comments and recommendations:

General

- 1. Approval for this development must be obtained from the Pine View Water Systems.
- 2. A 1 foot "protection strip" along the south line of 3100 North Street is being proposed to restrict access to the street improvements for one of the adjacent properties on the south (Parcel ID 17-061-0036) until they pay a prorated share of the improvements. A draft "protection strip" agreement is attached and should be approved concurrent with the subdivision. It should be recorded when the plat is recorded.
- 3. The existing well on Lot 14 will be abandoned per State regulations. The City requests that the associated water right (WR#35-1561) be transferred to the City.

Final Plat

4. Addresses are still needed. These will be provided by our office.

Improvement Plans (No comments)

Following Approval

5. When the improvement plans are in final approved form, our office requests an electronic (pdf) set. These plans should be stamped and signed by the developer's licensed Professional Engineer. Our office will affix our approving language and signature to this set and email a copy to the City and the developer's engineer. This set will be used by the developer's engineer to issue construction drawings. Only signed and approved improvement plans will be allowed in the field during construction.

Jensen Estates Subdivision Phase 1 Final Review Memo – June 25, 2014 Page 2 of 2

- 6. The developer must provide our office with a detailed engineer's cost estimate of the required improvements. When approved, this estimate will form the basis for the establishment of an escrow account and associated construction guarantee. This needs to be provided and approved before construction can start. However, the escrow account does not need to be created until the developer desires to have the plat recorded.
- 7. Prior to construction, the developer and his construction contractor must hold a preconstruction conference with our office and the City staff to review construction requirements.
- 8. Following construction, we request an electronic copy of the record drawings for the purpose of updating the city base map and utility maps. Electronic data should be compatible with AutoCAD 2008 or later.

Should you have any questions, please let us know.



520 W Elberta Drive Pleasant View, UT 84414 Main Office (801) 782-8529

May 1, 2014

Nate Davis Gardner Engineering 5150 S 375 E Ogden, UT 84405

RE: Notice of Decision for (PSP 13-017) Jensen Estates Preliminary Plat Approval

Dear Mr. Davis,

The request for the Jensen Estates Preliminary Plat Subdivision was approved by the City Council on April 22, 2014, subject to the following conditions:

- 1. The final plat and civil improvement plans shall be reviewed and submitted for review and be to the satisfaction of the City Engineer. Items identified in the Engineering Memo dated March 20, 2014 shall be completed prior to final plat acceptance and recordation.
 - a. The improvement drawings shall also include a specific exhibit of the fencing plan that delineates both the location and type of fencing that will be installed throughout the subdivision. Individual lot fencing shall be installed no later than certificate of occupancy.
 - b. Coordinate with abutting property owners on the type of fencing to be proposed in the fencing plan. Possible fencing options include the following: agricultural, chain link, vinyl or electing to not have a fence along the shared property line. The type of fencing should be consistent along each single run.
 - c. Landscape plans and plant material for park strip areas that are abutting neighboring properties shall be coordinated with the property owners.
- 2. Prior to final plat recordation, an engineer's estimate for project improvements shall be submitted, reviewed, and approved by the City Engineer. Pursuant to Section 17.20.020 of the City Code, an escrow agreement shall be established.
- 3. A holding strip agreement shall be executed prior to final plat recordation. Such holding strip shall be held only along TIN 17-061-0036. The holding strip shown along TIN 17-336-0001 shall be removed.
- 4. The entry feature monument shall be maintained by the subdivision's property owners and will not be maintained by the City. An appropriate easement shall be established prior to or at final plat recordation.

- 5. Approval is subject to review and approval by North View Fire District.
- 6. Approval is subject to review and approval by Pine View Water District. A will-serve letter shall be obtained and submitted to the City prior to Final Plat recordation.
- 7. Other documentation as required by City Code, but not limited to, a current Title Report, and Tax Clearance statements shall be submitted prior to Final Plat recordation.
- 8. The barrier just west of 950 West on 3200 North shall consist of a chain link fence to prevent drive through traffic, until such time the remainder of 3200 North road improvements are completed.
- 9. As shown on the preliminary plat, Parcel TIN 17-061-0036 shall have secondary water services stubbed to the property. Any required conversion or transfer of water shares shall be completed prior to final plat recordation.
- 10. The applicant shall appropriately survey and stake the subject property prior to construction, verifying project's property lines.
- 11. The existing perimeter "deer fencing" shall be removed from the subject property prior to issuance of the first building permit in the development.

If you have any questions or need additional information, please feel free to contact me either at (801) 827-0468 or vclaussen@pleasantviewcity.com.

Sincerely,

Valerie Claussen, MPA, AICP

Selvie Cransser

Assistant City Administrator

ATT: Letter from Jones and Associates, dated March 20, 2014

CC: Case File

Roger Jensen, Property Owner (via email)

Brandon Jones, Jones and Associates (via email)

Glen Willie, Building Official (via email) Heather Gale, City Treasurer (via email)

Ryan Barker, North View Fire District (via email)

17.06.070 Effect of City Council Preliminary Subdivision Application Approval and Effective Period:

- 1. For all proposed subdivisions, the approval of a Preliminary Subdivision Application by the City Council shall not constitute final approval of the subdivision by the City, but permits the applicant(s) to proceed with the preparation of the final subdivision application and all required documents. For such subdivisions, a Preliminary Subdivision Application approval shall not authorize the division or development of land, but shall allow the presentation to the City of a Final Subdivision Application.
- 2. The approval of a Preliminary Subdivision Application shall be effective for a period of one (1) year from the date of approval by the City Council, at the end of which time the applicant(s) shall have submitted a final subdivision application for approval. If a final subdivision application is not received by the City within the one (1) year period, the preliminary subdivision approval shall be void, and the applicant(s) shall be required to submit a new Preliminary Subdivision Application, subject to the then existing application and approval requirements in effect, and all other applicable City, State and Federal requirements. For developments designed to be done in phases, each phase must meet the above requirements (receipt of application within one year of prior phase approvals). (Ord.2008-5, dated 4/8/08)



CONSULTING ENGINEERS

MEMORANDUM

TO:

Valerie Claussen, MPA, AICP – Pleasant View City Planner

FROM:

Brandon K. Jones, P.E.

Pleasant View City Engineer

Jones and Associates Consulting Engineers

CC:

Melinda Greenwood – Pleasant View City Administrator

Gardner Engineering

RE:

JENSEN ESTATES SUBDIVISION

Revised Preliminary Plan Review

Date:

March 20, 2014

Our office has completed a review of revised preliminary plan for the Jensen Estates Subdivision. The following are our comments and recommendations:

General

- 1. Approval for this development must be obtained from the North View Fire Department.
- 2. Approval for this development must be obtained from the Pine View Water Systems.

Final Plat

3. The final plat will include a 1 foot "holding strip" along the south line of 3100 North Street to restrict access to the street improvements for the adjacent properties on the south until they pay a prorated share of the improvements. A "holding strip" agreement should be required to establish a reasonable value for the ground based upon cost of improvements.

Storm Drain

- 4. A corridor for a future storm drain capital project is being preserved that will serve the School District property as well as possibly connect to the City's detention basin that currently empties into the North Ogden Canal. The piping will be located in portions of 3200 North and 1000 West.
- 5. We have reviewed the storm water calculations, drainage areas and detention volume being proposed and find everything to be compliant with the City's storm water



CONSULTING ENGINEERS

requirements. The drainage for Phase 2 has been factored into the sizing of the detention basin shown in Phase 1. Therefore, no additional detention will be needed when Phase 2 is ready for final approval.

6. The ditch carrying tail water that is to be picked up in the 3200 North storm drain currently proposed in Phase 2 will need to be addressed with Phase 1 because the ditch currently carrying the water is being proposed to be backfilled in Phase 1.

Geotechnical Report

7. We recommend that the geotechnical firm who performed the geotechnical study on the property write a supplemental addendum to the study specifically addressing groundwater conditions and possible basement floor elevation restrictions, to be noted on the plat.

Jensen Estates requests a one year extension to the original approval of July 8, 2014.

The following items have been addressed since that time: Completed city subdivision approval process, completed deeds with Weber county school district for 3200 West.

The following items are left be completed: Submit final drawing, waiting lot addresses from city engineer, final engineers estimate, irrigation shares transfer to preview water, pre construction meeting with city.

We fully anticipate that they will be completed within the next 1 year just to be safe however we think it may be possible to start construction this fall. Sorry that we need extra time but it took longer than we had expected to get the deeds transferred from the school.

Thank you



City Council STAFF REPORT

AGENDA ITEM

4

TO:

Honorable Mayor and City Council

FROM:

Valerie Claussen, MPA, AICP Assistant City Administrator

vclaussen@pleasantviewcity.com or (801) 827-0468

MEETING DATE:

July 14, 2015

SUBJECT:

Discussion and Possible Action on the Pleasant View City west-end

Walking Path progress, and possible project schedule alternatives.

RECOMMENDATION

Move to select [Alternative] project schedule for the West End Walking Path.

BACKGROUND

During the 2015 RAMP Grant cycle, the West End Walking Path was awarded partial funding, with the remainder of the costs being allocated in last year's City budget with a carry-over into this fiscal year's budget. The complication this project has encountered is the major construction Questar has had to do in the same road and vicinity as the west end walking path. There are a total of three lines, so in essence three different projects Questar has been working on through this past Spring and are expected to continue through the Fall.

ALTERNATIVES

The critical decision, at this time, is whether or not the Walking Path should proceed with going out for bid. This also becomes an important decision because the City wants to maintain a reputation of attracting serious bidders with our bidding process, and not be in the situation where the same project is having to be re-bid again within a relatively short amount of time.

Final design and construction drawings for the walking path will be completed by July 22nd, regardless of the selected project schedule alternative.

Alterna	ative A: Proceed with Bidding
Project Bid Advertised	July 22 nd
Award Bid	August 25 th
	(or schedule special meeting near/on August 12 th)
Construction Commences	End of August/Early September
Construction Completed	60 days from start date

Alter	native B: Postpone Bidding
Project Bid Advertised	First of February
Award Bid	March 22, 2016
Construction Commences	As soon as whether permitting (Early April?)
Construction Completed	60 days from start date

ANALYSIS

The following are some identified concerns with proceeding to go out to bid at this time:

- The size of project (relatively small in the scope of City projects) and the timing of actually going out to bid this late in the season
 - High prices are anticipated with going out to bid versus waiting until late winter or early Spring
- Although the project is anticipated to only take about 60 days that is still a tight schedule to make before weather could cause delays
 - This could be more of an issue with the added coordination required between contractors
- Do the benefits outweigh the risk of constructing the path now when there could be damage by the current construction, or the potential of having to rip up portions next vear?
 - o Questar has indicated it could move to the other side of the road, but it is unknown the impact, if any, to the new path when they would have to return to the same side again
- Coordinating of several contractors at the same time in the same area.
 - While the City would only have one project contractor to manage directly. Queststar has a couple of contractors working on their projects (regular line and high pressure are being put in and managed under different groups)
- Creating additional traffic barriers and congestion in the same area unnecessarily

Benefits

The benefit to going out to bid at this time is that the walking path could be completed this year and probably this season. Questar began their work early Spring, and the City has been contact with them and they with us on their plans, it just has taken a large part of the summer to complete their work and it is still in progress. In the meantime, the City has been able to complete other improvements this year such as the Public Works Parking Lot and the 2015 Street Maintenance Project. However, at the direction of Council, Staff will proceed with the alternative selected and will be able to make either project schedule work.



City Council STAFF REPORT

AGENDA ITEM
5

TO:

Honorable Mayor and City Council

FROM:

Valerie Claussen, MPA, AICP Assistant City Administrator

vclaussen@pleasantviewcity.com or (801) 827-0468

MEETING DATE:

July 14, 2015

SUBJECT:

Discussion and Possible Action on **FSP 14-039** Harris Hills, Phase 2 for final plat approval of an eight lot single-family residential subdivision located in the vicinity of 1100 West and 4150 North, which property lies in the RE-20 zoning district.

RECOMMENDATION

Approve the final plat for FSP 14-039, Harris Hills, Phase 2 based on the discussions and findings of the Staff Report, and authorize the Mayor's signature to any necessary documents.

BACKGROUND

Harris Hills preliminary subdivision plat was approved previously by City Council in May 2012 and the Final Plat for Phase 1 was approved in November 2014. Phase 2, consists of eight more lots of the overall anticipated 32-lots of this subdivision. Improvements associated with the detention pond will be completed in Parcel B, and the City will complete design and construction for a diversion box in Parcel A.

ANALYSIS & DISCUSSION

The attached plat exhibit (See Attachment A) will be superseded with a revised plat that will have the following changes that the City and developer have come to agreement on (See Attachment B: Agreement, dated 7/13/15):

- 1) Lot 10 and Lot 11 will be Lot 10R and Lot 11R
 - a. Lots 10R and 11R will specifically note to reference Note #4 which will read: A portion of the Little Missouri Spring Source Protection Area Zone 2 cresses lots 10 and 11 as depicted hereon. Therefore, these areas have been subject to source protection mitigation measures, including a two-foot earthen berm, an underground two-foot vertical clay dam, and an underground impermeable geotechnical liner located two feet below the surface covering the source

¹ Attorney Brent Bateman, with the State's Property Ombudsman's Office, facilitated mediation between the two parties on July 13, 2015 and this agreement was signed by both parties, subject to approval by the City Council.

protection area. These mitigation measures shall not be disturbed. Standard residential landscaping is permitted.

- The non-disturbance area will be graphically depicted and Spring Source Zones labeled accordingly on the plat
- 3) Updated project improvement drawings will be submitted and reviewed, which will show the appropriate details of the mitigation measures (berming, dam and geo-liner)

An updated geotechnical report² has been submitted and reviewed, as well as the plat and improvement drawings that were current to date. These documents and drawings have been approved subject to the remaining items identified in the Engineering Review Memo (See Attachment C: Memo, dated July 10, 2015) and to the items listed above that will need to be addressed. This Final Plat approval authorizes the mayor's signature to any necessary documents related to this project including, but not limited to, Escrow Agreements and plats.

FINAL CHECKLIST

The following steps are remaining to be completed for final plat recordation and subsequent construction activities:

1) Revised Plat & Improvement Drawings

- a) Developer: Submit revised plat and drawings to include identified items
- b) City: Review and approve plat and drawings

2) Temporary Turn-around Easement

- a) City: Document prepared with legal description already provided by Developer
- b) City & Developer: Record with Final Plat

3) Engineer's Estimate

- a) Developer: Submit engineer's estimate
- b) City: Review and approve engineer's estimate

4) Escrow Agreement

- a) City: Prepare escrow agreement
- b) Developer: Establish an escrow account
- c) City & Developer: Execute escrow agreement

5) Plat Recordation

- a) Developer: Submits mylars with property owner signatures already obtained
- b) City: Obtains other City signatures
- c) City and Developer: Schedule meeting at Weber County Recorder's Office for recordation of plat, CC&R documents, and Temporary Turn-around Easement

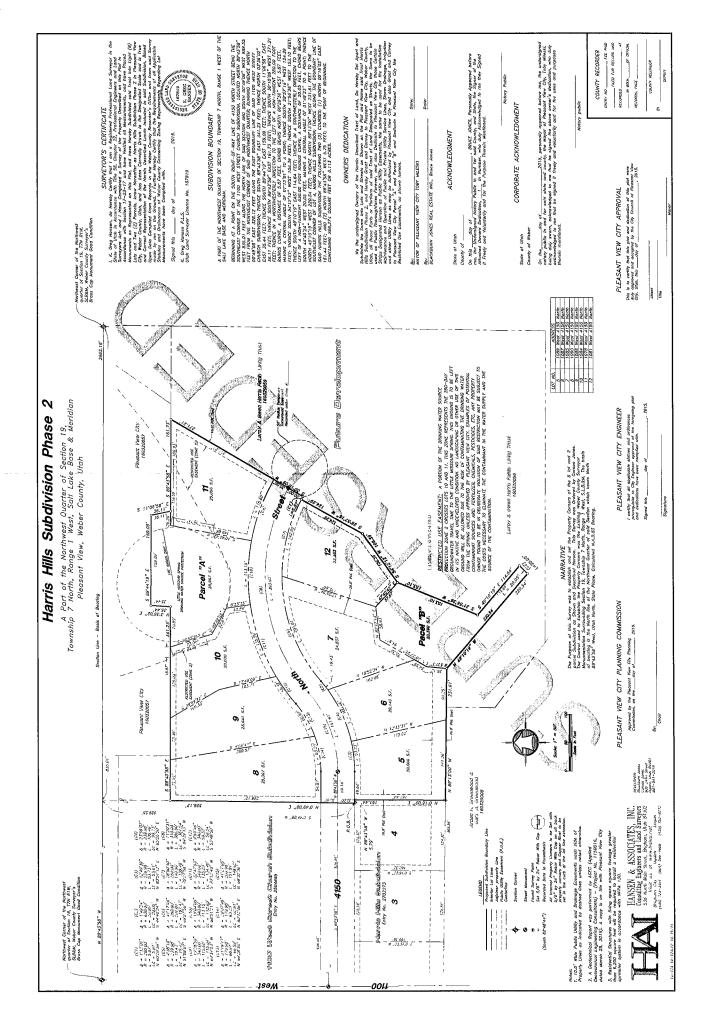
6) Pre-Construction Meeting

a) City & Developer: Schedule and hold pre-construction meeting after the improvement drawings are approved and the mylar has been submitted and ready for recordation

² Substantial earth work and site grading occurred prior to obtaining final approvals from the City. An updated geotechnical report, which would reflect current site conditions, was requested to be submitted and reviewed by the City, in an effort to mitigate concerns raised that completed grading could not be verified, nor that it had received appropriate inspections consistent with the original geotechnical report recommendations.

ATTACHMENT

- A) Harris Hills, Ph 2 Final Plat
- B) Agreement from Mediation, dated July 13, 2015
- C) Engineering Review Memo, dated July 10, 2015



Harris Hills Phase 2

Agreeance based on the mediation dated 7.13.15

Mitigation elements for Zone 2 of the Little Missouri Spring Source Protection Area

- Lots 10 and 11 will be labeled restricted lots
- Note on plat to show reference to lot restriction
- Spring Source Zones to be labeled on the plat
- Graphically depict the non-disturbance area

Melude Greenwood Branch Z. Ch.

- 2 foot earthen berm
- 2 foot horizontal clay dam
- Impermeable horizontal liner to cover the whole zone 2 area
- Improvement drawings to show appropriate details of the berm, dam and liner

Note 4: & 112 10P

Restriction language! A portion of the Little Missouri Spring Source Protection area Zone 2 crosses lots 10 and 11 as depicted hereon. Therefore these areas have been subject to source protection mitigation measures, including a 2-foot earthen berm, an underground 2 foot vertical clay dam, and an underground impermeable geotechnical liner located 2 feet below the surface covering the source protection area. These mitigation measures shall not be disturbed. Standard residential landscaping is permitted.

unis agreement is conditional upon City Council approval.



CONSULTING ENGINEERS

MEMORANDUM

TO:

Valerie Claussen, MPA, AICP – Pleasant View City Planner

FROM:

Brandon K. Jones, P.E.

Pleasant View City Engineer

Jones and Associates Consulting Engineers

CC:

Melinda Greenwood – Pleasant View City Administrator Jay Palmer – Pleasant View City Public Works Director

Tyson Jackson – Pleasant View City Water & Sewer Superintendent

RE:

HARRIS HILLS SUBDIVISION PHASE 2

Review Memo

Date:

July 10, 2015

Our office has completed a review of the Plat and Improvement Plans for the Harris Hills Subdivision Phase 2, dated May 14, 2015. The following are our comments and recommendations:

GENERAL

- 1. Little Missouri Spring Drinking Water Source Protection (DWSP): In our last memo, dated May 5, 2015, we recommended that a "Restricted Use Easement" be shown on the plat over the areas where Zone 2 overlaps Lots 10 and 11. We also suggested language describing the nature of the restricted use of this easement to be put on the plat. The developer does not like the language suggested for the easement restriction, and has contacted the State Property Rights Ombudsman's Office questioning the easement language. It is our understanding that this coming Monday (July 13th) Brent Bateman, with the State Ombudsman's Office, will mediate between the City Staff and the Developer to resolve this conflict. Whatever language is agreed upon as a result of this mediation needs to be added to the plat.
- 2. State Division of Dam Safety: The permit application No. UT53844 has been approved. All provisions of this ORDER must be complied with.

GEOTECHNICAL REPORT

3. The original Geotechnical Report for this subdivision was performed by AGEC, dated March 25, 2015. Significant grading and earthwork was performed by the developer following that report without the City (or AGEC to our knowledge) performing any inspections to verify compliance with the report's recommendations. A new Geotechnical Report has been performed by GSH, dated July 8, 2015. We recommend that all provisions and recommendations of that report be adhered to with the following items emphasized:

- a. "Prior to placing additional site grading fill, we recommend the existing fills must be properly prepared over the upper 12 inches of fill material by scarifying, moisture conditioning, and recompacting to the requirements of structural site grading fill, as discussed in this report."
- b. "If fill materials are encountered at the proposed footing elevation for homes, then in-place moisture content and density testing must be performed to verify that the materials are compacted to the requirements of engineered structural fill within building areas . . . All non-engineered fills must be removed to suitable natural soils below buildings and rigid pavements."
- c. "A geotechnical engineer from GSH will need to verify that all non-engineered fills, topsoil, deleterious material and/or disturbed soils have been completely removed prior to the placement of structural site grading fills, floor slabs, footings, foundations, or rigid pavements. Similarly, all the above must be removed below flexible pavements with the exception of properly prepared non-engineered fills."
- d. "The maximum particle size within structural site grading fill should generally not exceed 4 inches..."
- e. "All structural fill shall be placed in lifts not exceeding 8 inches in loose thickness."
- f. "Natural... soils are <u>not</u> recommended for use as trench backfill in structurally loaded areas."

PLAT

- 4. The legal description for the temporary turnaround easement has been provided by the developer's engineer. We will provide the easement document. The easement and plat should be recorded concurrently.
- 5. Note #2 needs to add a reference to the GSH geotechnical study, similar to what is listed for the AGEC study.

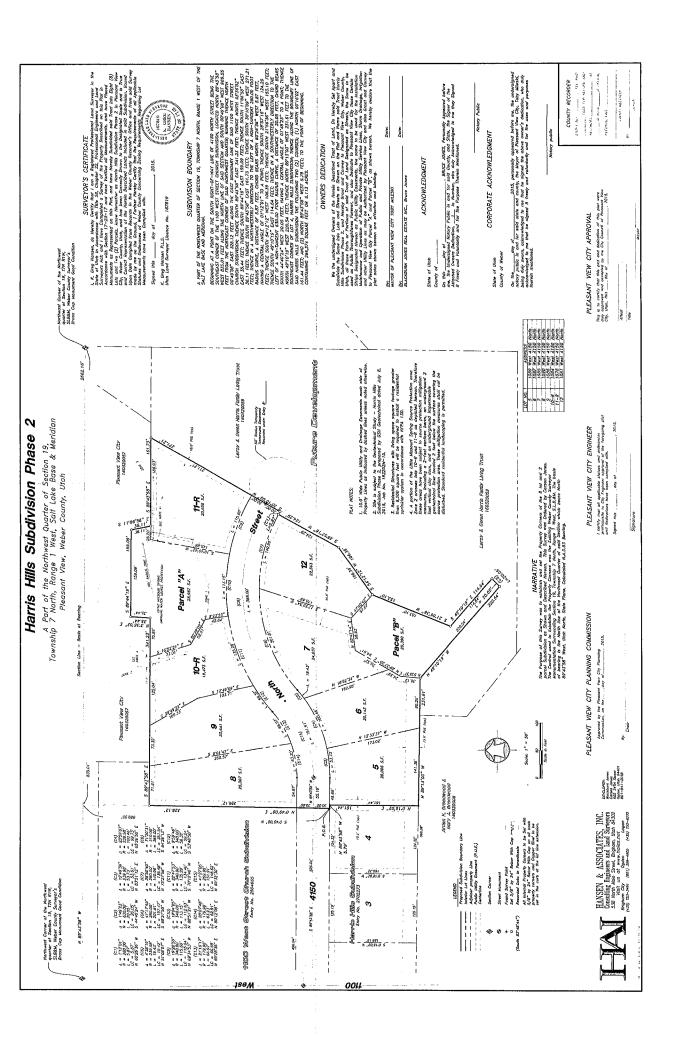
FOLLOWING APPROVAL

- 6. A final set of stamped improvement plans will need to be provided to our office for review and approval. These plans will serve as the approved construction set of plans.
- 7. A preconstruction meeting will need to be held prior to the commencement of any work.
- 8. An engineer's estimate for the improvements will need to be provided to our office for review and approval of all required improvements. This will establish the escrow amount if the developer desires to record the plat prior to installing any improvements. Improvements may be installed following the preconstruction meeting and prior to recording of the plat. However, inspection of all improvements is still required. When the developer desires to record the plat (unless approval has expired), the amount required for escrow will be based upon the remaining improvements to be installed. A

Harris Hills Subdivision Phase 2 Review Memo – July 10, 2015 Page 3 of 3

new approved cost estimate will be provided after establishing what improvements are left to complete. This will establish the escrow amount.

Should you have any questions, please let us know.







Extension Request

ESTATES AT ESTATES



REQUEST

- One-year Extension for Final Plat Approval of Jensen Estates Phase 1
 - Preliminary Plat approved April 2014
- Final Plat for Phase 1 approved July 2014
- necessary to complete prior to recordation Substantial progress made on items
- Negotiations and coordination with School District
- Took much longer than anticipated (extenuating circumstances)
- o Now have executed road agreement & associated deeds

CITY CODE

- increments not greater than a year Permits extensions of Final Plats in
- If approvals expire:
- Project subject to starting over with submittals for preliminary plat approval
- Subject to current ordinances
- Original approval vested under Code prior to July 22, 2014, was not subject APFO and Adequacy Determintion



MEANING OF EXTENSION

- Phase 1 Final plat recordation must occur no later than July 8, 2016
- Phase 2 timeframes affected
- should be submitted and receive approval prior Application for Final Plat approval for Phase 2 to July 8, 2017
- Year from date of final approval to record this final phase of the subdivision
- extension then project would expire July 8, 2018 o If Phase 2 Final Plat was requested and granted with no further extensions available.



RAMP Project Schedule

MEST-ENDWALKING PATE



BACKGROUND

- City awarded partial funding for path during 2015 RAMP Grant Cycle
- Remaining project costs budgeted in FY14/15 and carry over to FY15/16
- construction by Questar in same road and Complications and concerns with major vicinity of walking path
- Need to determine timing of going out to bid
- Maintain reputation to attract serious bidders
- Not be re-bidding same project in short amount AND TIME

ALTERNATIVES

- construction drawings will be completed by Regardless of alternative, final design and July 22nd
- A.) Proceed w/ Bidding & Construction
- © B.) Postpone Bidding Until 1st of Year
- in Spring, as soon as weather permitting



ANALYSIS

- If proceeding to bid and construct this season:
- Benefits outweigh risk of concurrent construction causing damage?
- o Don't know
- Coordination of several contractors in same time in same area
- o City have a project contractor directly, Questar has a couple working on their projects (multiple lines installed under different groups)
- Although short project (60 days) anticipated tight schedule w/ the addition of other contractor coordination

ANALYSIS

- Size of project (relatively small) and timing of going out to bid is late in season
- Higher prices could occur with this time (possibility, don't know)
- Creating additional traffic barriers and congestion unnecessarily
- Benefit: Path could be completed this year.
- At Council's direction Staff will be able to proceed with any of the alternatives



RECOMMENDATIONS

- Hold public hearing
- Planning Commission recommended approval at the March 5th meeting



Final Plat Approval

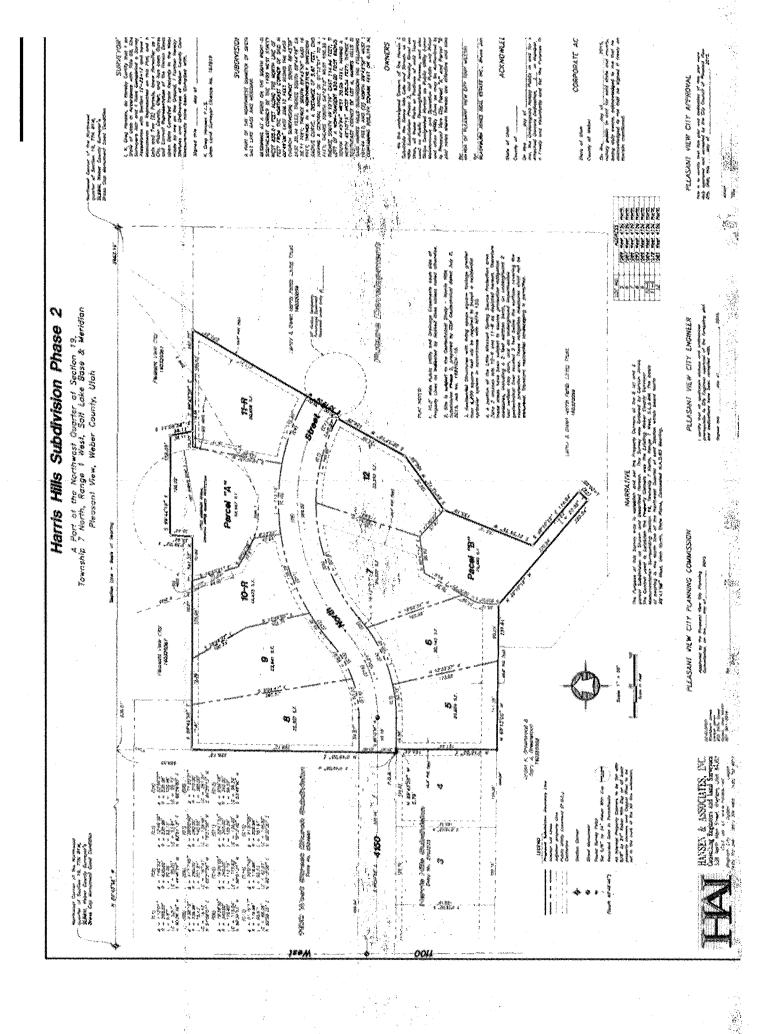
TARRISHES PHASE.



BACKGROUND

- May 2012 Preliminary Plat approval
- November 2014 Phase 1 Final Plat approval
- Request for Phase 2 Final Plat
- Consists of 8 lots (of overall anticipated 32 lot development at build-out)
- Parcel B detention pond





ANALYSIS & DISCUSSION

- Updated geotech reviewed and approved
- With work on site prior to approvals updated one inspected per original geotech recommendations necessary to verify what wasn't otherwise
- Updated improvement drawings and plat submitted (since report)
- Plat available this evening
- Improvement drawings in process of review & approval



ANALYSIS & DISCUSSION

- mitigation measures and a non-disturbance Portions of parcels in Zone 2 will have area notated on plat
- restriction parameters made on July 13th and Agreement on mitigation measures and lot included in updated plat
- Ready to proceed w/ next steps outlined in "Final Checklist"



RECOMMENDATION

- discussion and findings in staff report Approve final plat request based on
- Subject to remaining items completed prior to recordation
- Authorizing Mayor's signature to any necessary documents





PLEASANT VIEW POLICE DEPARTMENT

520 West Elberta Drive Pleasant View, Utah 84414

Ryon M. Hadley Chief of Police

Phone (801) 782-6736 Fax (801) 782-2058

June 2015 PVPD monthly statistics

Calls 7	86
Reports 8	33
Citations 10	63
Arrests	12

- Officer McKenzie completed the rifle instructor firearms course in April and will attend the pistol instructor firearms course in August.
- Officers Done and Coomes will attend a police tazer instructors course in August.
- K9 Officer Wilson and Nyx are continuing a twice weekly police dog training course. Future smell detection and apprehension training will begin in January 2016.
- Founders day went well with minimal problems due to the excellent planning and dedication of Sgt. Clark and all the PVPD officers.

R. Hadley